045.0	0007	0021.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	997,900 /	997,900
USE VALUE:	997,900 /	997,900
ASSESSED:	997,900 /	997,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25	-27	ALTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIXON HELENANN/JOSEPH/TRS
Owner 2:	DIXON FAMILY TRUST
Owner 3:	
Street 1:	424 WILD HARBOR ROAD
Street 2:	
Twn/City:	NORTH FALMOUTH
St/Prov:	MA Cntry Own Occ: N
Postal:	02556 Type:

PREVIOUS OWNER

Owner 1:	DIXON HELENANN -
Owner 2:	-
Street 1:	424 WILD HARBOR ROAD
Twn/City:	NORTH FALMOUTH
St/Prov:	MA Cntry
Postal:	02556

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Aluminum Exterior and 2652 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5038.000	536,100	4,900	456,900	997,900
Total Card	0.116	536,100	4,900	456,900	997,900
Total Parcel	0.116	536,100	4,900	456,900	997,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.28 | /Parcel: 376.28

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
32244			01/09/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 045.0-0007-0021.0

!3864!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	536,100	4900	5,038.	456,900	997,900		Year end	12/23/2021
2021	104	FV	511,700	4900	5,038.	456,900	973,500		Year End Roll	12/10/2020
2020	104	FV	511,700	4900	5,038.	456,900	973,500	973,500	Year End Roll	12/18/2019
2019	104	FV	397,000	4900	5,038.	485,500	887,400	887,400	Year End Roll	1/3/2019
2018	104	FV	397,000	4900	5,038.	354,100	756,000	756,000	Year End Roll	12/20/2017
2017	104	FV	372,400	4900	5,038.	308,400	685,700	685,700	Year End Roll	1/3/2017
2016	104	FV	372,400	4900	5,038.	262,700	640,000	640,000	Year End	1/4/2016
2015	104	FV	332,000	4900	5,038.	257,000	593,900	593,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:42:48

LAST REV

Date	Time
06/11/14	09:37:45

philc

USER DEFINED

Prior Id # 1:	32244
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3864

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIXON HELENANN	33382-583		8/2/2001	Family	99	No	No		
	20453-118		3/1/1990		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2014	214	Redo Kit	32,340					
8/26/2004	795	Redo Kit	20,000					RE-DO BATH
8/10/2004	720	Re-Roof	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2014	Info Fm Prmt	PC	PHIL C
1/9/2009	Meas/Inspect	345	PATRIOT
4/7/2005	Permit Visit	BR	B Rossignol
5/6/2000	Missed Appt.	264	PATRIOT
3/6/2000	Measured	263	PATRIOT
8/18/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5038		Sq. Ft.	Site		0	80.	1.13	1									456,910						456,900	

Total AC/HA:	0.11566	Total SF/SM:	5038	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,910	Spl Credit		Total:	456,900

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.04592752
Const Adj.:	0.99980003
Adj $ / SQ:	188.229
Other Features:	121000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	728374
Depreciation:	192291
Depreciated Total:	536083

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 12	BRs: 6	Baths: 1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

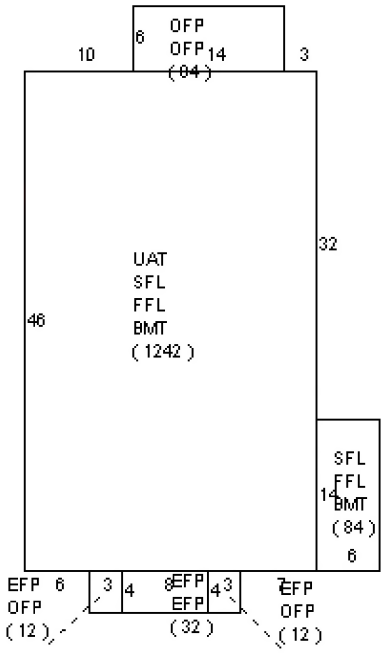
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	188.23
Special Features:	0	Val/Su Net:	117.33
Final Total:	536100	Val/Su SzAd	202.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,326	56.470	74,878
FFL	First Floor	1,326	188.230	249,592
SFL	Second Floor	1,326	188.230	249,592
UAT	Upper Attic	311	75.290	23,378
OFP	Open Porch	192	25.090	4,817
EFP	Enclos Porch	88	58.150	5,117

Net Sketched Area:	4,569			Total:	607,374
Size Ad	2652	Gross Area	5500	FinArea	2652

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 045.0-0007-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X21	A	AV	1927	21.61	T	40	104			4,900			4,900

More: N	Total Yard Items: 4,900	Total Special Featues:	Total: 4,900